QUITCLAIM DEED

J-SB-JAC-20-0-X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JAC Investment Homes, LLC, a Tennessee limited liability company and Gary Whitlow	**New Owner**	
(NAME) **7274 Santeelah Way,**	Karen Johnson Davidson County Batch# 496582 **DEEDQC** 10/15/2020 02:06:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20201015-0120106	**081-08-0-130.00**
(ADDRESS) **Antioch, TN 37013**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY WHITLOW**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAC INVESTMENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND GARY WHITLOW, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for said County.
Said Lot No. 397 fronts 63.6 feet on the northerly side of Buchanan, formerly Carroll Street and runs back 160 feet on the easterly line and 162 feet 6 inches on the westerly line with the easterly margin of Delta, formerly Hamburg, Street, to an alley, measuring 35.3 feet thereon.

Included in the above description, but EXPRESSLY EXCLUDED therefrom is a portion of the said property having been conveyed to State of Tennessee by deed of record in Book 4128, Page 820, said Register's Office, described as follows:

BEGINNING at the northeast intersection point of Buchanan Street and Delta Avenue, said point being the southwest corner of Lot 397 on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, thence with the easterly margin of Delta Avenue and the westerly boundary of said Lot 397, N 18 deg. 00' 47" W 52 feet to a point; thence N 22 deg. 38' 23" E 70.47 feet to a point in the common line between Lots 397 and 398 in the aforesaid subdivision; thence with the common line between said Lots 397 and 398, S 28 deg. 34" E 95.76 feet to a point in the northerly margin of Buchanan Street; thence with the northerly margin of Buchanan Street and the southerly boundary of said Lot 397, S 61 deg. 52' 42" W 63.60 feet to the point of beginning.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 398 in the North Nashville Real Estate Company's Plan of Lots, as of record in Plan Book 21, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 398 fronts 50 feet on the northerly side of Buchanan Street and runs back between parallel lines 150 feet to an alley.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 399 in the North Nashville Real Estate Company's Plan of Lots, as of record in Plan Book 21, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 399 fronts 50 feet on the northerly side of Buchanan Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gary Whitlow of record in Instrument No. 20201015-0120104, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **0 Delta Avenue, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 9 day of Oct, 20 20.

Gary Whitlow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY WHITLOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212